

## \$309,900 - 302 2503 Hanna Crescent, Edmonton

MLS® #E4463486

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Rare offering, 3 bedroom, 2 bath top-floor corner unit w/ massive wrap-around southeast balcony. Extra large unit at over 1300 sq ft, vaulted 12-ft ceilings, a bright open-concept layout. The spacious primary suite is privately located away from the other bedrooms, easily fits a king bed, and includes dual walk-through closets and a 4-piece ensuite with double sinks and a walk-in shower. This immaculate unit offers newer flooring (no carpet), A/C, gas fireplace, gas BBQ hookup. The kitchen, dining, and living areas flow seamlessly, creating an airy, light-filled space perfect for entertaining. Large laundry room w/ extra storage, 2 titled heated underground parking stalls (one beside the elevator and one beside the stairwell), and storage locker. Condo fees incl. heat, water, and sewer. Pet-friendly building offers premium amenities: fitness room, theatre, games lounge, guest suite, and car wash bay. Situated, within minutes of major shopping, dining, and quick access to the Anthony Henday.

Built in 2006

### Essential Information

MLS® # E4463486

Price \$309,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,338                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 302 2503 Hanna Crescent |
| Area        | Edmonton                |
| Subdivision | Haddow                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6R 0H1                 |

### Amenities

|                |                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                              |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Mantel, Tile Surround                                                                                             |
| # of Stories      | 3                                                                                                                 |
| Stories           | 1                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$721              |

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Listing information last updated on November 4th, 2025 at 8:02pm MST